

return to:

UST GLOBAL RECORDING DEPT.
C/O EQUIFAX SETTLEMENT SVCS
420 ROUSER ROAD
BUILDING 3 SUITE 5
CORAOPOLIS, PA 15108

LS 9/18/12 9:13:50
LS DK T BK 3,503 PG 737
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:

John O. Windsor, Esq.
Bar #102155
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.:
2 06 4 20 05 0 00001 01

Indexing Instructions:

LOTS 1B AND 3 OF BRITT SUBDIVISION, FIRST REVISION, LOCATED IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI.

SUBORDINATION AGREEMENT

Date: June 21, 2012

Property (the legal description of the Property under the Junior Mortgage): SEE ATTACHED EXHIBIT "A"

Property Address: 7710 BETHEL ROAD, OLIVE BRANCH, MS 38654

Subordinating Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANKPLUS

MERS is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS. FOR PURPOSES OF RECORDING THIS DOCUMENT MORTGAGE, MERS IS THE MORTGAGEE OF RECORD.

Junior Mortgage

Date: 02/23/2007
Borrower: WILLIAM J. DARBY AND CAROL DARBY
Trustee (if applicable):
Note Secured by Junior Mortgage:
Recorded Date: 03/14/2007
Original principal amount: \$29,600.00
Recording information: BOOK 2678, PAGE 632

New Lender: JPMORGAN CHASE BANK, N.A.

Refinance Mortgage

Date: 7/1/12

Borrower: WILLIAM J. DARBY AND CAROL DARBY

Note Secured by Refinance Mortgage:

Recorded: 8-9-2012

Original principal amount not to exceed: \$233,357.00

Recording information (when available): Box 3481 Page 74

~~* concurrent herewith~~

Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title.

For value received and to induce the New Lender to enter into the Refinance Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage regardless of any renewal or extension of the Refinance Mortgage.

This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender.

When the context requires, singular nouns and pronouns include the plural.

Mortgage means mortgage, deed of trust, trust deed or other security instrument.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR BANKPLUS

BY

NAME: Dawn B. Johnson

TITLE: Assistant Secretary

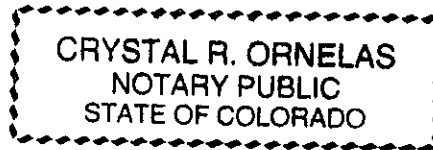
STATE OF Colorado
COUNTY OF Douglas

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Dawn B. Johnson, who acknowledged to me that he/she is the Assistant Secretary of MERS, Inc. and that for and on behalf of said corporation and as its act he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21 day of

June 2012
Crystal R. Ornelas
NOTARY PUBLIC

My commission expires: 3/11/14



My Commission Expires 03/11/2014

EXHIBIT A
LEGAL DESCRIPTION

LOTS 1B AND 3 OF BRITT SUBDIVISION, FIRST REVISION, LOCATED IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AS PER PLAT BOOK 17, PAGE 50-53, IN THE OFFICE OF THE CHANCERY CLERK DESOTO COUNTY MISSISSIPPI.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1-A OF THE BRITT SUBDIVISION, FIRST REVISION AS SHOWN IN PLAT BOOK 17, PAGE 50-53 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. THENCE SOUTH 89 DEGREES 10 MINUTES WEST 362.35 FEET TO A POINT; THENCE SOUTH 0 DEGREES 14 MINUTES EAST 165.0 FEET TO A POINT; THENCE NORTH 89 DEGREES 10 MINUTES EAST 362.35 FEET TO A POINT; THENCE NORTH 0 DEGREES 14 MINUTES WEST 165.0 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE AFORESAID LOT 1-A LOCATED IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 WEST IN DESOTO COUNTY, MISSISSIPPI AND CONTAINING 1.37 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. DARBY AND CAROL DARBY TENANTS BY THE ENTIRETY BY DEED FROM JAY JONES RECORDED 12/29/2004 IN DEED BOOK 489 PAGE 561, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TAX ID# 2064200500001.01

PROPERTY COMMONLY KNOWN AS: 7710 BETHEL ROAD, OLIVE BRANCH, MS 38654